

**REPORT FOR -  
ST BERNADETTE'S ROMAN  
CATHOLIC PRIMARY  
SCHOOL**



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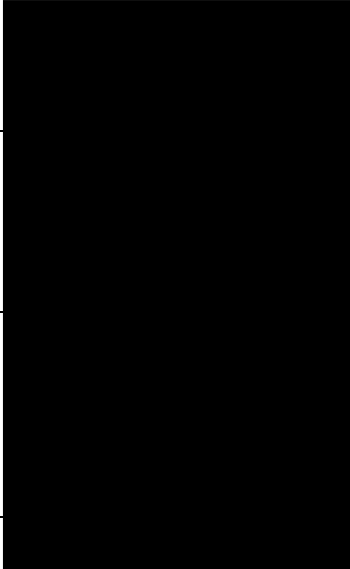
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# REPORT FOR –

## ST BERNADETTE'S ROMAN CATHOLIC PRIMARY SCHOOL

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# 1.0 St. Bernadette's Roman Catholic Primary School



St Bernadette's Roman Catholic Primary School is located on The Orchard in Tullibody and has a GIA of 1179sqm. It was built in 1978 and is set in extensive grounds with excellent views of the Ochils, Wallace monument and Stirling castle. The school is centrally located in the county to serve a catchment area from the Hillfoot villages (Tullibody, Alva and Menstrie), Alloa, Clackmannan and Sauchie.

The school has separate wings for the infant (P1 - P4) and upper school (P5 - P7) age groups. Each wing has class bases clustered around a common area and its own cloak room. The infant area opens into the pretty quad garden and the upper school area has an independent study lounge with access to the school library. Both wings have recently modernised toilets facilities.

The building is single storey throughout and constructed utilising traditional techniques with a masonry structure enveloped in brickwork and rendered finishes topped with a combination of pitched and flat roof structures.

Generally internal and external condition is satisfactory but with ageing cosmetic elements. Capital investment is required to improve internal and external elemental condition to enhance internal environment and external appearance.

## 2.0 Method Used to Assess Condition

The condition was assessed using the Scottish Executives Core Fact Document, 2007. To obtain the overall condition of the primary school, the elements were each assigned a condition rating (A to D) by the surveyor. The overall condition category was determined from this information, through the application of a weighting and scoring system. This translated the ratings assigned to the elements to numeric values:

- Condition A: 1
- Condition B: 0.75
- Condition C: 0.5
- Condition D: 0.25

These values were multiplied by a weighting for each respective element. The results were then summed, and expressed as a percentage of the maximum weighted score.

Using standardised percentage bands designed by West Lothian Council Property Services, the overall condition category was determined as follows:

- More than 85%: Condition A: Good
- Between 60% and 85%: Condition B: Satisfactory
- Between 40% and 60%: Condition C: Poor
- Less than 40%: Condition D: Bad

## 3.0 Condition Category for 2014

A stock condition survey carried out in August 2014 indicated that:

- Dated vinyl flooring installations to kitchen preparation office area.



- Dated suspend ceilings to entrance area requiring lifecycle replacement.



- Dated fixed furniture installation identified for lifecycle replacement.



- Dated ceramic tiled flooring to toilet accommodation identified for lifecycle replacement and upgrade.



- Typical example of staining to rendered wall finishes.



- Vegetation to paving joints. Removal required to prevent future defects.



- Heavily stained container to front elevation.



- Rotting timber louvered plant room doors identified for replacement.



- Flaking decorations to perimeter fencing exposing metalwork. Redecoration required to prevent oxidization.



- Aged window bars to courtyard area identified for replacement.



- Dated external signage systems.





- Flaking decorations to external metalwork detailing.



- Oxidisation to RWG downpipe.



- 3 Hamworthy LTHW (Low Temperature Hot Water) Boilers in maintained condition but need replacement. At the time of the survey a boiler had been taken of duty for urgent repair.



- 1 ACV Heat Master supplies DHW (Domestic Hot Water) in good condition circa 1999. LTHW Pressurisation unit and Expansion vessel. Grundfos heating pumps in good condition.



As a result, St Bernadette's Roman Catholic Primary School was assessed as being in Condition B overall. The assessment table is shown below.

Property	St Bernadette's Roman Catholic Primary School, 2014			
Element	Condition	Score	Element Weighting	Weighted Score
Roofs	Satisfactory	0.75	15	11.25
Floors & Stairs	Satisfactory	0.75	5	3.75
Ceilings	Poor	0.5	2	1
External Walls, Windows & Doors	Poor	0.5	20	10
Internal Walls, Windows & Doors	Satisfactory	0.75	2	1.5
Sanitary Services	Satisfactory	0.75	3	2.25
Mechanical Services	Satisfactory	0.75	19	14.25
Electrical Services	Satisfactory	0.75	14	10.5
Decoration	Poor	0.5	9	4.5
Fixed Internal Facilities	Satisfactory	0.75	2	1.5
External Areas	Satisfactory	0.75	8	6
<b>Total</b>			<b>99</b>	<b>66.5</b>
<b>Overall Property Condition</b>			<b>67.17%</b>	<b>Satisfactory</b>

## 4.0 Conclusions

As noted within the condition report and this executive summary, a programme of capital investment is required over a 5 year period to improve the internal environment along with upgrading dated mechanical and electrical installations. Investment is also required to improve the overall external appearance of the school and its surrounding site.

Overall, external condition is satisfactory. External remedial works are required in the immediate term in combination with long term lifecycle replacements to improve and maintain overall external appearance. Recommended works include - Replacement of heavily stained container, external redecorations including metallic perimeter fencing, replace external plant room door, partial replacement of RWG, repairs to rendered wall finishes, replacement of signage systems and repairs and replacement of paved pathways and courtyards.

Internal condition is generally satisfactory. Investment required in the immediate term with a combination of medium/long term lifecycle replacement. Recommended works include - Redecorations to wall finishes, replacement floor coverings including carpet and vinyl installations and ceramic tiled areas, replacement of signage systems, replacement of fixed furniture to teaching and non-teaching areas and replacement of dated suspended ceilings.

3 Hamworthy LTHW Boilers are maintained but need replacement. At the time of the survey one boiler was taken out of service for repair. 1 ACV Heat Mast DHW gas fired water heater circa 1999 and remains in satisfactory condition. Grundfos heating pumps in good condition. The heating distribution system and emitters/steel radiators (with TRVs) used in classrooms/corridors, offices and other areas. Hot and cold water services are generally original but satisfactory, with some upgrades associated with replacement sanitary and kitchen facilities. Kitchen extract ventilation equipment is all in good condition along with toilet extracts.

Wiring is in good condition. There have been some lighting upgrades in classrooms, staffroom and kitchen, some areas need upgrade. The emergency lighting system and fire alarm system are in tested maintained condition. The Scotshield intruder alarm system is in satisfactory condition. External bulkhead lights are in good condition.

## 5.0 Recommendations

The following essential actions are recommended within two years to prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of the occupants of the building:

- Carry out a scheme of repairs to external and internal wall finishes.
- Replace dated and defective rain water goods.
- Extensive replacement of dated carpet floor covering.
- Replacement of dated suspended ceiling tiles.
- A comprehensive programme of Internal and External redecoration.
- Complete a scheme of repair and replacement to paved area including courtyards and perimeter pathways.
- Replace external container located to front elevation.
- Replace external timber door to plant room.
- Replace external signage systems.
- Replace Hamworthy LTHW boilers.
- Replace refurbished hot, cold and mains cold water distribution.
- Install a regime of adding inhibitor into the LTHW system and monitor the results.